

# STOKE GIFFORD PARISH COUNCIL

## Minutes of the Planning and Transportation Committee

on Tuesday November 25<sup>th</sup> 2008

**Present:** Cllrs D Bradshaw (Chairman), A Melvin, J Howells, L Brown, T Jones, K Cranney

**Apologies:** F Middleton

**1847 Minutes of the meeting held on October 28<sup>th</sup> 2008 were agreed as a correct record on a proposal from L Brown and T Jones**

**1848 Matters Arising**

Church Road Car Parking: T Jones reported that he had had discussions with the police, who were going to take action on cars parked partly on pavements, and that he was giving residents log sheets to record vehicles mounting pavements  
Ratcliffe Shops roundabout: noted that the shrubs had been severely pruned back

Changes to Planning Regulations as from 01/10/08

Cllr Bradshaw made the following statement: There is now no need for planning permission for domestic extensions within 3 meters of existing buildings and no more than 2.5 meters high. However, it would appear that there is no arrangement or applicant confirmation that Building Regulations will be complied with by S Glos when a separate application should be made – or a consultant engaged. Head of Development Control has apparently picked this up and is looking into the problem. Cllr Bradshaw requested all District Councillors involved with Planning to take this matter up.

**1849 Formal Consultation –**

Gypsy & Traveller Sites Towards Preferred Options : consultation

It was agreed to object to the proposal for a site at Curtis Lane, on grounds of a) it being a health risk due to illegal tipping, b) inadequate access, c) a current gating order being put in place, and d) it being on the route of the proposed Stoke Gifford bypass

**1850 Planning Applications**

PT08/2983/F 36 Hambrook Lane, Stoke Gifford

Erection of two storey rear extension and single storey side extension to form additional living accommodation with integral garage. Erection of front porch.

**Object on the grounds of over-massing-**

PT08/3014/F The Coach Depot, Pegasus Park, Gypsy Patch Lane, Little Stoke, South Gloucestershire, BS34 6QD

Change of use from Industrial premises (Class B2) to Bus and Coach Depot (Sui Generis) to facilitate extension. (Retrospective).

**Object on the grounds that the increased number of buses since 2002 has caused staff to park off site and obstruct public parking around and near Gifford Crescent, Kingsway shops and Lawford Avenue; also object in that the use has become over-developed for the site itself.**

**1851 Wooden Park Bench –** Having considered pictures circulated, as per Council decision on 14/10/08 for Mead Park, the committee resolved to purchase a Broxap Century seat at a cost of £367 + £108 for delivery & maybe £150 for installation **Noted the seat had been delivered and all 3 will be installed in December.**

The location to be put to the Friends of Mead Park, who have already decided on the siting of the two existing metal park benches

**1852 Workshop on the Gypsy and Traveller Development Plan Document Preferred Options**  
Cllr Bradshaw to represent the Council on November 19<sup>th</sup>, (afternoon)

Cllr Bradshaw reported that the consultants report had not obtained much important information, including site sizes, numbers of existing residents, and that where existing

sites were proposed for expansion, the site owners would be very choosy about new occupants

**1853** Complaint from a resident about the state of Braydon Avenue from Oak Close to Orpheus. Noted and had been passed to Street Care. The Clerk had viewed and reported that there were some 6 small emerging potholes, and that in his opinion, North Road was equally bad.

**1854** Hambrook Lane Oil Leak onto LSG 31

This is being pursued by Environmental Health (S Glos and the Environment Agency, and the footpath has been closed

**1855** Noticeboard for Simmonds View/Bakers Ground

Noting that the landowner at the shops does not want a noticeboard on his land, it was agreed to return to the location at Bakers Ground, noting the proposed Board is much sturdier than the previous. £733.20 + installation,

**1856** Noted that the application for 4 dwellings at 24 Braydon Avenue has been withdrawn

**1857** Cllr Howells reported that the proposed park and Ride scheme at Parkway Station has been delayed due to the finding of some rare fauna